



## Artech

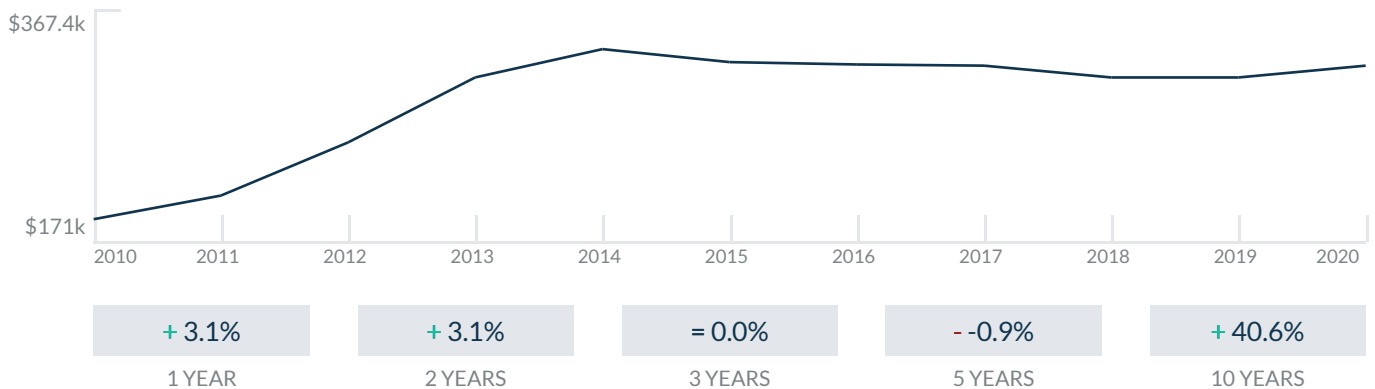
2950 NE 188th St  
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Artech in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [artechcondosforsale.com](http://artechcondosforsale.com).

## Property Stats

POSTAL CODE 33180

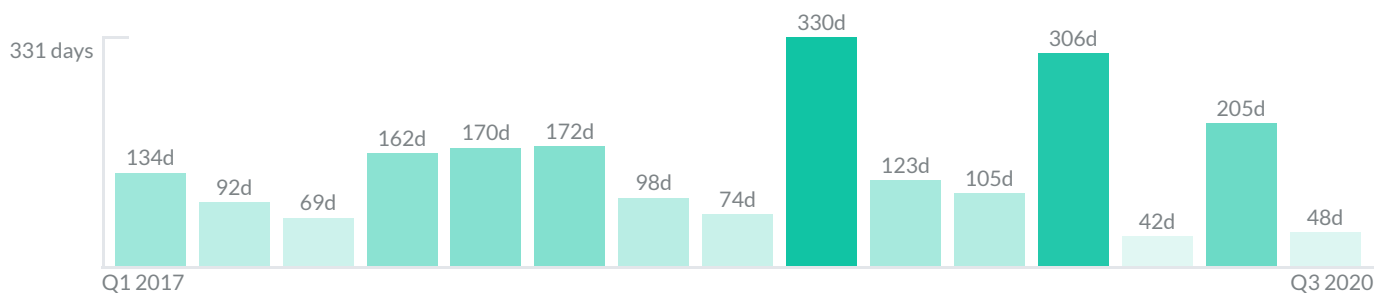
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

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PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL  
Aventura City Of Excellence School  
10/10

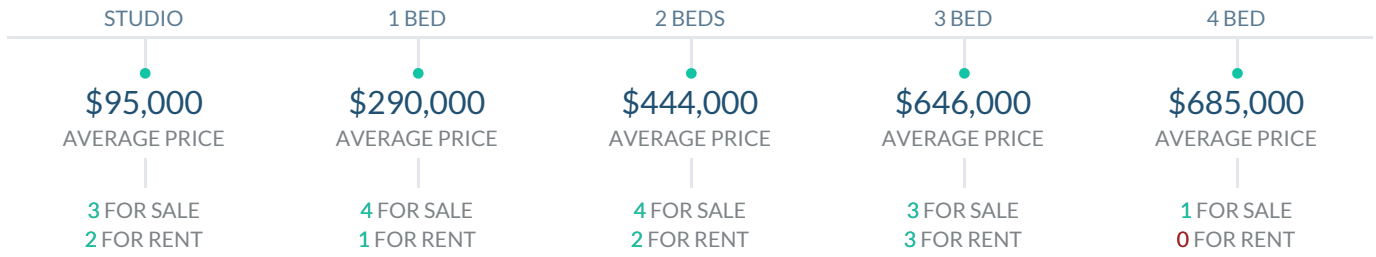
MIDDLE SCHOOL  
Gulfstream Middle School  
6/10

HIGH SCHOOL  
Hallandale High School  
3/10

# Insights

IN ARTECH

Below the average listing prices of available unit per property type.



-2000.3% to 2.7%

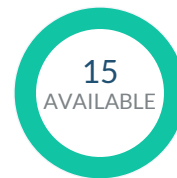
CAP RATE

Yearly net income when rent

4.2%

NEGOTIABILITY

What you can negotiate

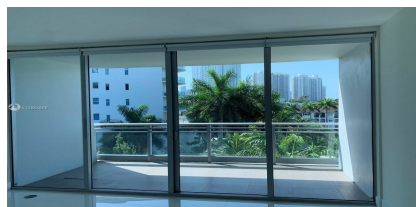


Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Artech



\$2,950



UNIT 347

RENTED | AUG 2020

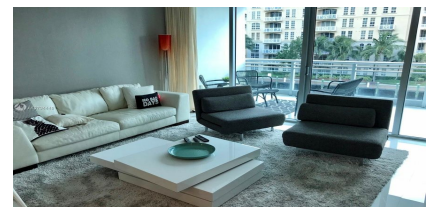


\$3,000



UNIT 135

RENTED | JUL 2020

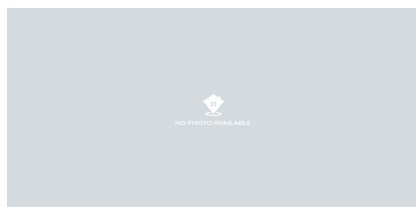


\$3,000



UNIT 312

RENTED | JUL 2020

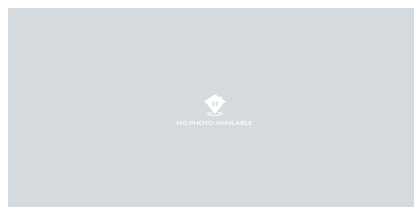


\$4,300



UNIT 536

RENTED | JUL 2020



\$549,000



UNIT 533

SOLD | JUL 2020



\$4,000



UNIT 514

RENTED | AUG 2020

## Sold

LAST 20 PROPERTIES SOLD IN ARTECH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
533	\$549,000	3/4	\$293.7	1,869	Jul 2020	48
315	\$440,000	2/3	\$283.5	1,552	Jun 2020	225
212	\$253,000	1/1	\$324.8	779	Jun 2020	169
307	\$414,900	2/3	\$267.3	1,552	Jun 2020	247
121	\$389,900	2/3	\$234.5	1,663	Jun 2020	50
202	\$565,000	3/3	\$312.3	1,809	May 2020	360
217	\$255,000	0/1	\$327.3	779	Apr 2020	180
528	\$574,900	3/4	\$307.6	1,869	Feb 2020	28
224	\$253,000	0/1	\$324.8	779	Feb 2020	56
415	\$325,000	1/2	\$267.7	1,214	Jan 2020	N/A
124	\$449,000	2/3	\$270.0	1,663	Oct 2019	56
204	\$288,900	1/1	\$370.9	779	Oct 2019	556
529	\$645,000	3/4	\$345.1	1,869	Sep 2019	86
109	\$430,000	2/3	\$258.6	1,663	Sep 2019	124
502	\$550,000	3/4	\$296.0	1,858	Jun 2019	219
312	\$499,900	2/3	\$322.1	1,552	May 2019	162
235	\$275,000	0/1	\$353.0	779	May 2019	335
420	\$369,000	1/2	\$304.0	1,214	May 2019	37
416	\$320,000	1/2	\$263.6	1,214	May 2019	51
245	\$259,000	0/1	\$332.5	779	Apr 2019	55

## Rented

LAST 20 PROPERTIES RENTED IN ARTECH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
347	\$2,950	2/3	\$1.7	1,772	Aug 2020	51
135	\$3,000	2/3	\$1.8	1,663	Jul 2020	29
312	\$3,000	2/3	\$1.9	1,552	Jul 2020	198
536	\$4,300	3/4	\$2.3	1,869	Jul 2020	38
514	\$4,000	3/4	\$2.1	1,869	Jul 2020	226
314	\$3,200	2/3	\$2.1	1,552	Jun 2020	83
228	\$1,890	0/1	\$2.4	779	Jun 2020	174
224	\$1,900	1/1	\$2.4	779	May 2020	71
209	\$2,000	0/1	\$2.6	779	Apr 2020	29
114	\$3,100	2/3	\$1.9	1,663	Mar 2020	20
303	\$3,400	2/3	\$2.0	1,714	Feb 2020	190
217	\$1,800	0/1	\$2.3	779	Feb 2020	91
315	\$3,300	2/3	\$2.1	1,552	Feb 2020	119
245	\$1,950	1/1	\$2.5	779	Feb 2020	8
249	\$4,050	3/3	\$2.1	1,885	Jan 2020	205
215	\$1,895	1/1	\$2.4	779	Dec 2019	98
532	\$4,400	3/4	\$2.2	2,021	Dec 2019	35
222	\$1,950	0/1	\$2.5	779	Dec 2019	14
441	\$2,550	1/2	\$2.1	1,214	Nov 2019	56
504	\$4,500	3/4	\$2.1	2,119	Nov 2019	259

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$800	0/0	N/A	N/A	Aug 2020	N/A
N/A	\$800	0/0	N/A	N/A	Aug 2020	N/A
114	\$437,500	2/3	\$263.1	1663	Jul 2020	N/A
116	\$395,000	2/3	\$237.5	1663	Feb 2020	HUMBERTO...
125	\$249,000	1/1	\$319.6	779	Aug 2020	N/A
143	\$3,000/mth	2/3	\$1.8	1663	Jul 2020	N/A
148	\$475,000	2/3	\$285.6	1663	Aug 2020	BRUNO TAVA...
149	\$3,000/mth	2/3	\$1.8	1663	Jul 2020	MENSUD M K...
150	\$685,000	4/5	\$283.8	2414	Aug 2020	N/A
208	\$1,900/mth	0/1	\$2.4	779	Aug 2020	N/A
220	\$1,970/mth	0/1	\$2.5	779	Jul 2020	N/A
234	\$2,100/mth	1/1	\$2.7	779	Aug 2020	N/A
236	\$284,000	0/1	\$364.6	779	Aug 2020	N/A
244	\$253,000	1/1	\$324.8	779	Aug 2020	N/A
345	\$470,000	2/3	\$302.8	1552	Aug 2020	OLIVIERI FED...
403	\$329,000	1/2	\$271.0	1214	Aug 2020	N/A
405	\$329,000	1/2	\$271.0	1214	Aug 2020	N/A
506	\$4,700/mth	3/4	\$2.5	1869	Aug 2020	N/A
525	\$645,000	3/4	N/A	N/A	Jul 2020	ARTHUR BAR...
537	\$665,000	3/4	\$357.9	1858	Aug 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
539	\$4,750/mth	3/4	\$2.2	2150	Jul 2020	N/A
543	\$4,990/mth	3/4	\$2.7	1869	Aug 2020	FLAVIO A SO...
545	\$629,000	3/4	\$336.5	1869	Jul 2020	RAFAEL OLVE...